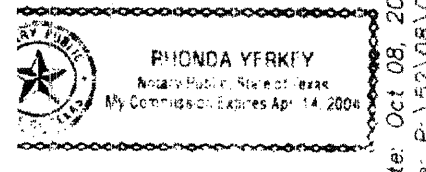
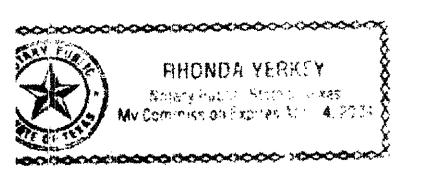
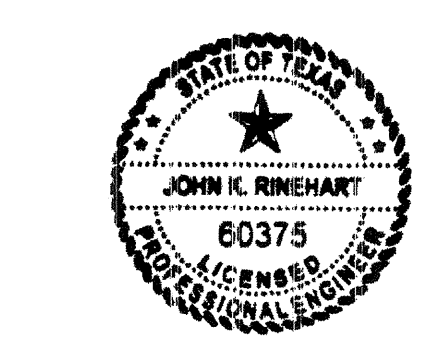


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Page 30  
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COUNTY CLERK  
BEAR COUNTY  
RECORDING  
RECORDS MANAGER  
COURTHOUSE SEC 1



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	39.27'	25.00'	90°00'00"	35.36'	S49°50'34"E
C2	39.27'	25.00'	90°00'00"	35.36'	S40°09'26"W
C3	35.79'	25.00'	82°01'58"	32.81'	N41°54'46"E
C4	71.98'	75.00'	54°59'20"	69.25'	N57°39'46"E
C5	100.57'	75.00'	76°49'50"	93.20'	N30°08'01"W
C6	144.72'	75.00'	110°33'17"	123.29'	S56°10'26"W
C7	345.92'	75.00'	264°15'39"	111.24'	N46°58'23"W
C8	28.65'	75.00'	21°53'12"	28.48'	N19°13'30"W
C9	0.97'	25.00'	02°13'41"	0.97'	N84°02'36"W

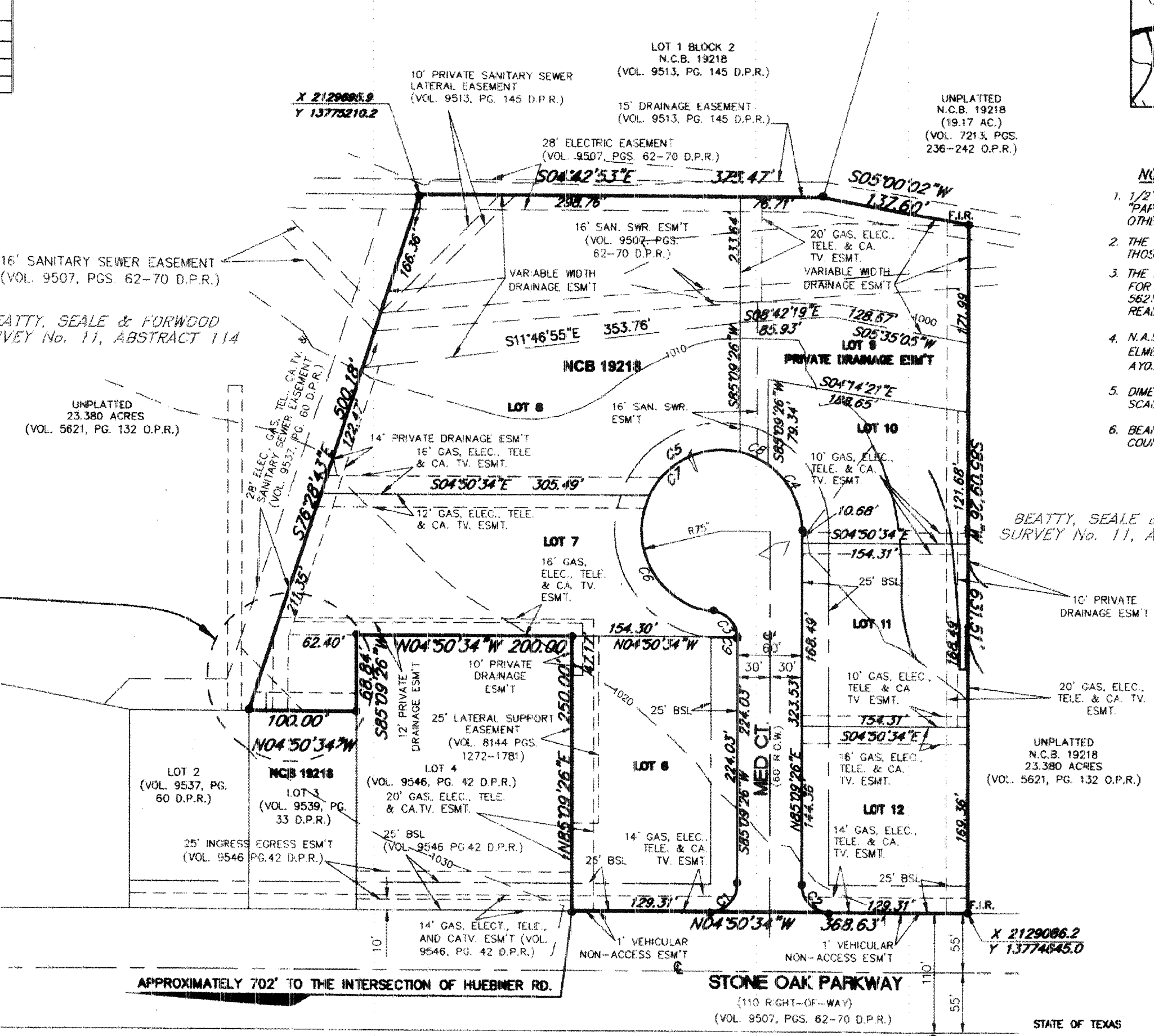
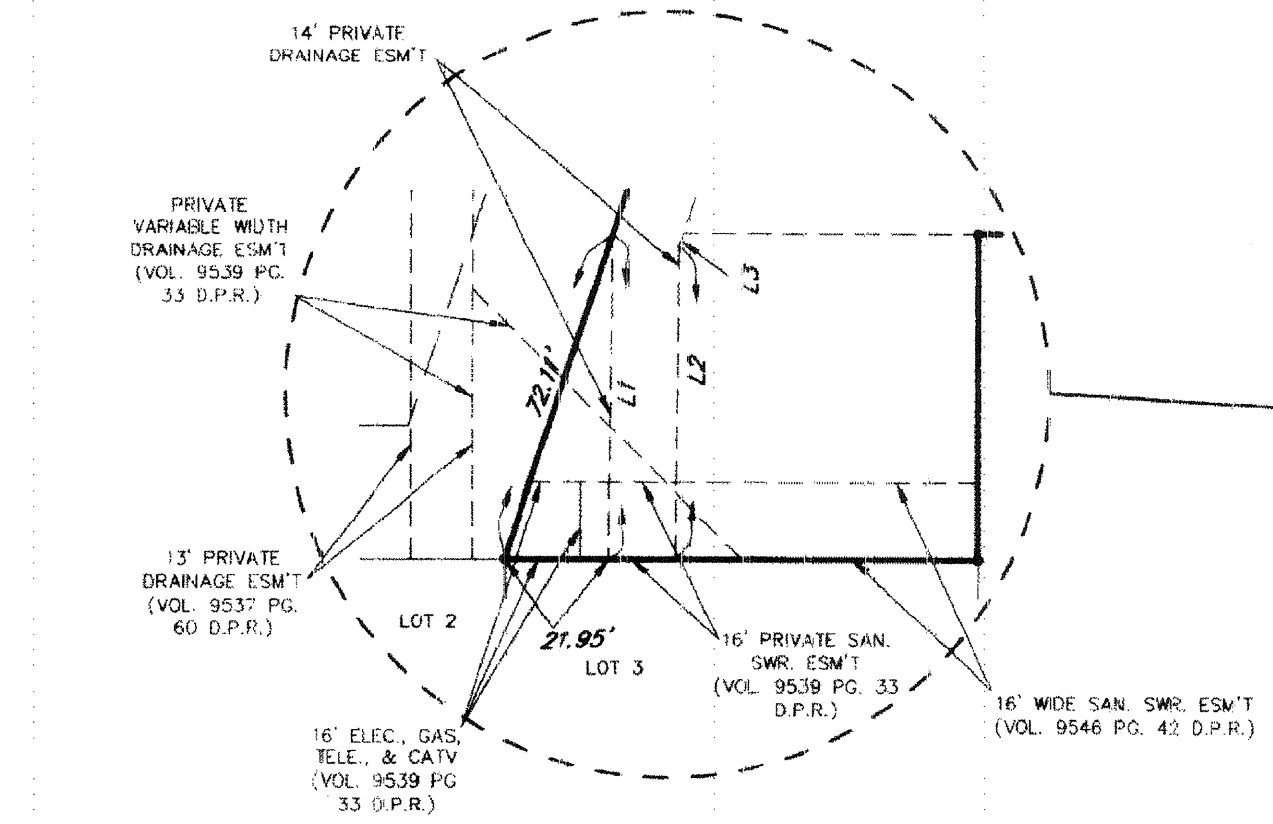
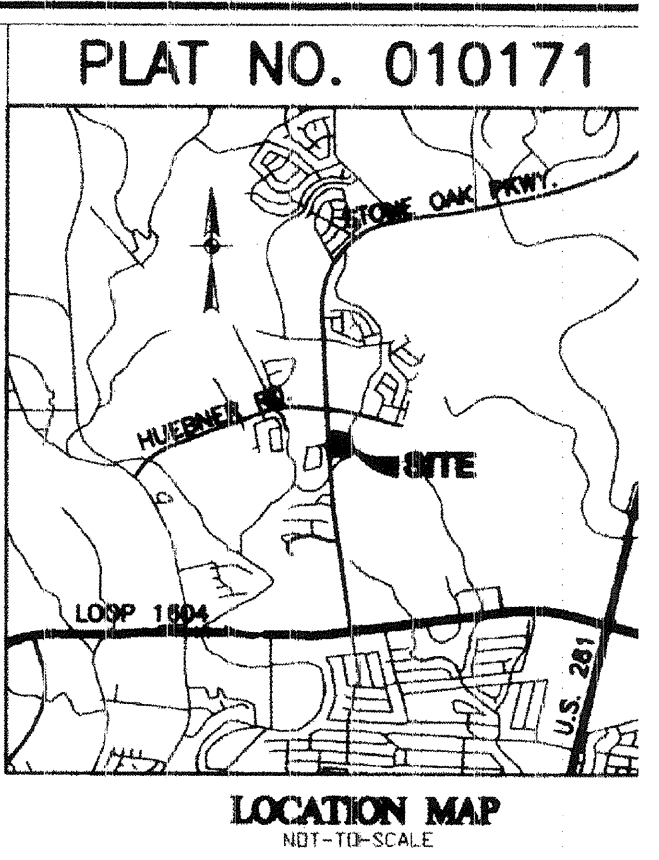
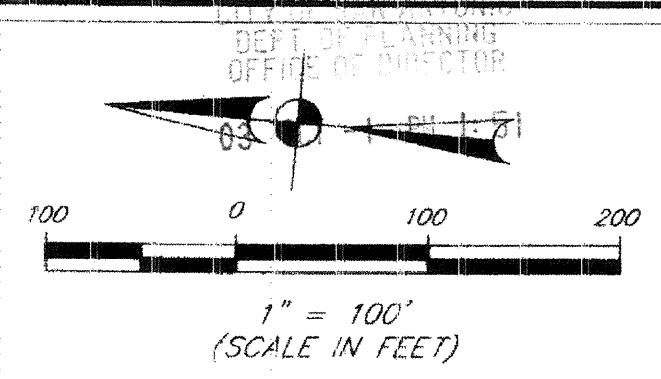
- GENERAL NOTES:**
- THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION PLAT.
  - FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINAL ADJACENT GRADE.
  - THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION," OR LATEST REVISIONS THEREOF.
  - NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN ("WATER POLLUTION ABATEMENT PLAN" OR "WPAP") OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC 213.5 OF THE TEXAS WATER CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL THRCO OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE THRCO.
  - PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE LANDOWNERS ASSOCIATION.
  - NO BUILDING PERMIT WILL BE ISSUED ON LOT NO. 9 UNTIL THE DRAINAGE EASEMENT HAS BEEN REMOVED IN ACCORDANCE WITH THE UNIFIED DEVELOPMENT CODE AND APPROVED BY THE DIRECTOR OF PUBLIC WORKS.

LINE TABLE		
LINE	LENGTH	BEARING
L1	68.42'	S85°48'04"W
L2	66.12'	S85°48'04"W
L3	2.89'	S76°28'43"E

NOTE: The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and right-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement," "Gas Easement," "Anchor Easement," "Service Easement," "Overhead Easement," "Utility Easement," and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement area.

Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.

This plat does not amend, alter, release or otherwise affect any existing electric, gas, water, sewer, drainage, telephone, cable easements or any other easements for utilities unless the changes to such easements are described below.



- NOTES:**
- 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
  - THE BASIS OF MONUMENTATION FOR THIS PLAT ARE THOSE SHOWN FOUND.
  - THE BEARINGS FOR THIS PLAT ARE BASED ON THE DEED FOR THE 23.380 ACRE TRACT RECORDED IN VOLUME 5621, PG. 132 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS.
  - N.A.D. 83 GRID COORDINATES DERIVED FROM ELMENDORF (PID# AY1999), AND KIRBY S.W. (PID# AY0335).
  - DIMENSIONS SHOWN ARE SURFACE AND THE COMBINED SCALE FACTOR USED IS 0.999876087.
  - BEARINGS MUST BE ROTATED 0°03'28" COUNTERCLOCKWISE TO MATCH N.A.D. 83.

**WASTE WATER EDU NOTE**  
THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.

**LEGEND**  
ELEC. = ELECTRIC  
TELE. = TELEPHONE  
CA.TV. = CABLE TELEVISION  
SAN. SWR. = SANITARY SEWER  
ESMT. = EASEMENT  
B.S.L. = BUILDING SETBACK LINE  
F.L.R. = FOUND 1/2" IRON ROD  
D.R. = DEED RECORDS OF BEAR COUNTY TEX.  
D.P.R. = DEED AND PLAT RECORDS OF BEAR COUNTY TEXAS  
O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY TEXAS

STATE OF TEXAS  
COUNTY OF BEAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

*John K. Rinehart*  
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS 9th DAY OF October, A.D. 2001.

*Rhonda Yerkey*  
NOTARY PUBLIC  
BEAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER-COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GAC MANAGEMENT CO., LTD.  
OWNER

*Israel Fogiel*  
PRESIDENT

STATE OF TEXAS  
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *ISRAEL FOGIEL*, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 12th DAY OF October, A.D. 2001.

*Rhonda Yerkey*  
NOTARY PUBLIC  
BEAR COUNTY, TEXAS



### SUBDIVISION PLAT OF STONE-HUEBNER

BEING 7.602 ACRES OF LAND OUT OF A 23.380 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT, AS RECORDED IN VOLUME 5621, PAGE 132 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS, AND OUT OF THE BEATTY, SEALE & FORWOOD SURVEY NO. 11, ABSTRACT 114, COUNTY BLOCK 4939 IN BEAR COUNTY, TEXAS.

THIS PLAT OF STONE-HUEBNER HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 14th DAY OF December, A.D. 2001

BY: *Rhonda Yerkey*  
CHAIRMAN

BY: *Robert A. Sams*  
SECRETARY

PAPE-DAWSON ENGINEERS  
555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000  
FAX: 210.375.9010

STATE OF TEXAS  
COUNTY OF BEAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

*Rhonda Yerkey*  
REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS 9th DAY OF October, A.D. 2001.

*Rhonda Yerkey*  
NOTARY PUBLIC  
BEAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEAR

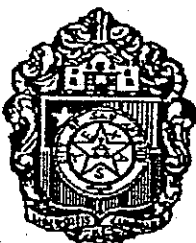
*Gregory Rick Moore*  
COUNTY CLERK OF SAID COUNTY,

DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 13th DAY OF October, A.D. 2001, AT 1:41 PM, AND DULY RECORDED THE 13th DAY OF October, A.D. 2001, AT 3:05 PM, IN THE RECORDS OF SAID COUNTY, IN BOOK VOLUME 4553 ON PAGE 50.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS 13th DAY OF October, A.D. 2001.

*Gregory Rick Moore*  
COUNTY CLERK OF BEAR COUNTY, TEXAS

VRP# 04-10-001  
SHEET 1 OF 1



City of San Antonio  
New  
**Vested Rights Permit**  
**APPLICATION**

**RECEIVED**

OCT 20 2003

City Attorney's Office  
San Antonio, Texas

Permit File: # 04-10-001  
Assigned by city staff

Date: 09/30/03

1. All applicable information on application must be legibly printed or typed for processing. If application is completed on behalf of the property owner please attach power of attorney or letter of agent
2. Please complete this application and attach 2 maps of the property and 2 sets of all supporting documents.

**Note: All Applications must have a Site Map showing the Area Boundary (Attached).**

Owner/~~AGENT~~ Martha Wilson, MD Phone: 210-416-2001 Fax:  
N/A Renaissance Wellness Ctr., Ltd.

Address: 14615 San Pedro, Ste. 180 San Antonio, TX Zip code: 78232

Engineer/Surveyor: Fisher Engineering, Inc. Phone: 210-308-9991 Fax: 210-308-6148

Address: 11825 Radium, San Antonio, TX Zip code: 78216

1. Name of Project: Renaissance Building
2. Site location or address of Project: Lt 8 NCB 19218 Stone-Huebner Subd.  
211 Med Court, San Antonio, TX  
Off Stone Oak Parkway
3. Council District 9 ETJ No Over Edward's Aquifer Recharge? (X) yes ( ) no
4. What is the specific purpose of this Project and the expected use(s) to be created by this Project (type of development, number of buildings, type of building(s), specific use(s) of those buildings, etc.)? Please be aware that the city must understand exactly what this Project is expected to accomplish in order to evaluate this application.  
One Building. Commercial Business Offices / Medical Offices
5. What is the date the applicant claims rights vested for this Project? 06/05/1985
6. What, if any, construction or related actions have taken place on the property since that date?  
NONE

CITY OF SAN ANTONIO  
DEPT. OF PLANNING  
OFFICE OF DIRECTOR  
OCT - 1 PM 1:52

Permit File # 04-10-001

7. By what means does the applicant claim rights vested for this Project? *Please specify all that may be applicable.*

• PERMIT

Type of Permit: N/A Date of Application: N/A

Permit Number: N/A Date issued: N/A

Expiration Date: N/A Acreage: N/A

• MASTER DEVELOPMENT PLAN (MDP) (Formerly POADP)\*

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: Stone Oak # 48

Date accepted: 06/05/1985 Expiration Date: 12/5/1986 MDP Size: 4300 acres

• P.U.D. PLAN

Name: N/A # N/A

Date accepted: N/A

• Plat Application

Plat Name: Stone-Huebner Plat # 010171 Acreage: 7.602

Date submitted: 01/26/01 Expiration Date: 01/26/03

(Note: Plat must be approved within 18 months of application submittal date).

• Approved Plat

Plat Name: Stone-Huebner Plat # 010171 Acreage: 7.602 Approval

Date: 11/14/01 Plat recording Date: 1/18/02 Expiration Date: 11/13/04 Vol./Pg. 9553/50

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

• Other

NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

I hereby certify that all information this Application and the attached documents is true and correct and that it is my belief the property owner is entitled to Vested Rights for this Project.

Print name: Arnoldo D Martinez Jr Signature: Arnoldo D Martinez Jr Date: 9/30/03

Sworn to and subscribed before me by Arnoldo D. Martinez, Jr on this 30<sup>th</sup> day of September in the year 2003, to certify which witness my hand and seal of office.





## City of San Antonio

### Vested Rights Permit APPLICATION

Permit File: # 04-10-001

#### RECOMMENDATION OF THE CITY ATTORNEY'S OFFICE

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##### CONFIDENTIAL ATTORNEY-CLIENT COMMUNICATION

*Not Subject To Disclosure  
Under Any Open Records or Public Disclosure Law*

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*The City Attorney's Office recommends the Director of Planning decide this application in the following manner:*



Approved



Disapproved

Reviewed By: [Signature]

Assistant City Attorney

Date: 10-23-03

Comments: As of November 14, 2001.

MDP NOT INCLUDED IN APPLICATION SO WAS NOT CONSIDERED  
(MDP MAY BE EXPIRED)